GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Vatluru Gram Panchayat - Change of Land Use from Agricultural use to Residential use in R.S.No.964, 965/1A, 2A to an extent of Ac.6.51 cents of Vatluru (V), Pedapadu (M), West Godavari District as applied by Sri S.Trimurthulu & 2 others – Draft Variation – Confirmation orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 389 **Dated: 07-11-2017**

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.6516/2016/R2, Dt.12.07.2016.
2. Govt. Memo No.333706/H1/2016, MA&UD (H1) Dept., Dt.23.12.2016.
3. From the DTCP, AP, Guntur, Lr.Roc.No.6516/2015/R2, Dt.11.05.2017.
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept.,Dt:30.06.2012.
5. Govt.Memo.No.333706/H1/2016, MA&UD (H1) Dept.,Dt.22.06.2017.
6. Andhra Pradesh Gazette No.229, Part.I, Dt.23.06.2017.
7. From the DT & CP, A.P., Guntur, Lr.Roc.No.6516/2015/R2, Dt.25.10.2017.

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ORDER:

The Draft variation to the land envisaged in Vatluru Gram Panchayat, Pedapadu (M), West Godavari District issued in the reference 5th cited was published in the Andhra Pradesh Gazette No.229, Part-I, Dt.23.06.2017 in the reference 6th cited. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that, the Panchayat Secretary, Vatluru Gram Panchayat has informed that the applicant has paid an amount of Rs.52,690/- vide DD No.081984 and No.081986, Dt.14.02.2017 towards Development/Conversion Charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has reported that, the Panchayat Secretary, Vatluru Gram Panchayat has published the draft variation appendix notification in one English Paper i.e., Hans India and in one (1) Telugu Paper i.e., Eenadu calling for objections/suggestions from the general public. On publication of notification, no complaints/suggestions were received from the public in the matter and requested the Government to take necessary action in the matter. Hence, the draft variation issued in the reference 5th cited is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e.,08.11.2017

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP,
Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Panchayat Secretary, Vatluru GP, Pedapadu (M) West Godavari District.

Copy to:

The individual through the Panchayat Secretary, Vatluru GP, Pedapadu (M) West Godavari District
The District Collector, West Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated 25.07.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.964, 965/1A, 2A of Vatluru (V) & Gram Panchayat, Eluru (M), W.G. District to extent of Ac.6.51 cents and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Eluru, sanctioned in G.O.Ms.No.312, MA Dt:25.07.1975 is now designated for Residential use by variation of change of land use basing on the Council Resolution No:34, dated:07.10.2015 as marked as “A to H” in the revised part proposed land use map bearing G.T.P.No.21/2017/R available in the Panchayat Office of Vatluru Gram Panchayat, **subject to the following conditions that;**

1. The applicants shall develop green belt to a width of Electrical Tower Base along the electrical lines passing through the site and also shall provide minimum 33’-0’’ / 10.00 mts wide roads on either side of Green Belt as required as per G.O.Ms.No.119, MA&UD Dept., dated 28.03.2017.
2. The applicant shall take prior approval from the Competent Authority before commencing any work.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Agricultural land & Field Canal (Papanna Gunta)
East	:	12.20 mts. wide road
South	:	23.50 mts. wide road, Agricultural land
West	:	Agricultural land

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER